HOUSING MARKET INFORMATION

HOUSING NOW

Winnipeg CMA

Canada Mortgage and Housing Corporation

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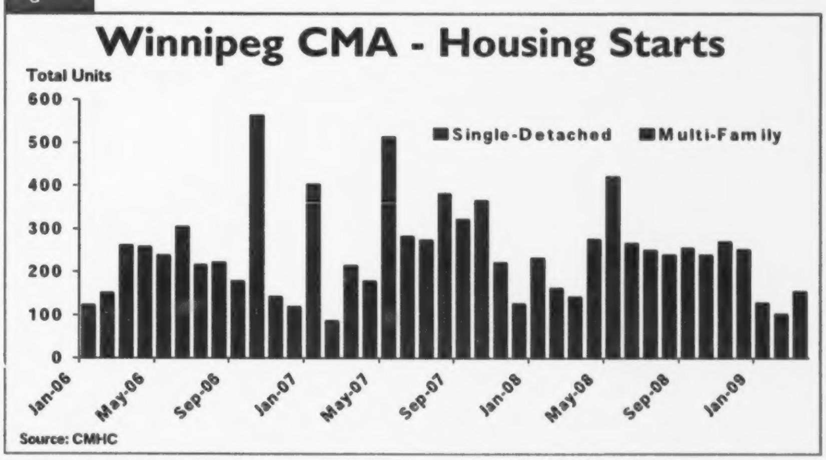
New Home Market

Housing starts decline in the Winnipeg CMA

March was the first month in 2009 that posted year-over-year growth in total housing starts. Builders started work on 155 units in March, up nine per cent from March 2008. The increase in activity was entirely due to gains in the multi-family sector, as single-detached new construction recorded a decline. At the end of the first quarter of 2009, 386 units broke ground compared to 536 units a year earlier, a decline of 28 per cent.

Single-detached home builders started 89 units in March, a 26 per cent decrease from March 2008. New construction activity for single-detached homes has been below the corresponding 2008 level every month in 2009. In addition, higher

Figure 1



Canada

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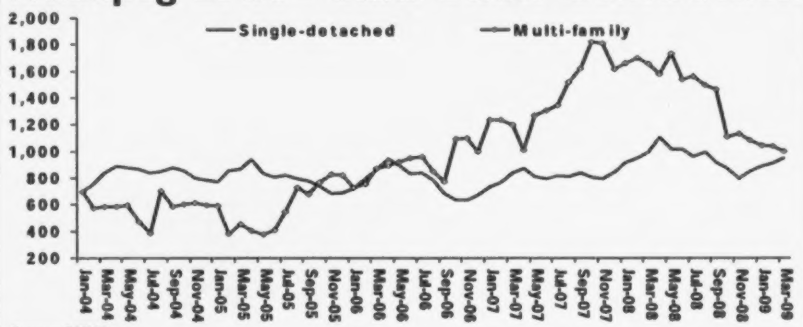
HOME TO CANADIANS

Figure 2

Winnipeg CMA – Units Under Construction



Source: CMHC

inventory levels have also signaled builders to reduce production. At the end of March, year-to-date single-detached starts were down 20 per cent, from 358 units in 2008, to 288 units in 2009.

Multi-family construction activity was up 214 per cent in March 2009 compared to March 2008, following production declines of 94 and 59 per cent in the January and February of 2009, respectively. March saw 66 multi-family starts, all in the form of apartment units. Despite the up-tick in activity, multiple starts have declined 45 per cent in the first quarter from 178 units in 2008 to 98 units in 2009. Builders have focused resources on completing projects that are currently under construction as well as reducing inventory counts.

Total supply levels fell 17 per cent from 2,960 units in March 2008 to 2,466 units in March 2009. The change in supply was solely attributed to a reduction in the number of units under construction. At the end of the first quarter, there were 1,945 units under construction, down 26 per cent from the first quarter of 2008. Meanwhile, the number of units completed and ready for sale, or inventory, was up 65 per cent at 521 units. In the first three months of 2009, 103 multiple units were absorbed, up 45 per cent from the same month a year ago, whereas single-detached absorptions were down eight per cent. Despite the slight increase in total absorptions, inventory continues to remain elevated due to the high number of completions.

The reduction in single-detached starts in the Winnipeg CMA was most apparent in several of the surrounding Rural Municipalities (RMs). At the end of March, single-detached builders started construction on 41 homes in the ten surrounding RM's, down 56 per cent from the same period a year earlier, while single-detached starts in the city were only down seven per cent. Significant overland flooding to the north and south of the city has played a role in the reducing the share of starts devoted to the RM's. As a result, the proportion of single-detached homes started outside the city had fallen below 2009 levels. At the end of the first quarter, 14 per cent of single detached starts occurred outside the city, down from 26 per cent from the same period in 2008.

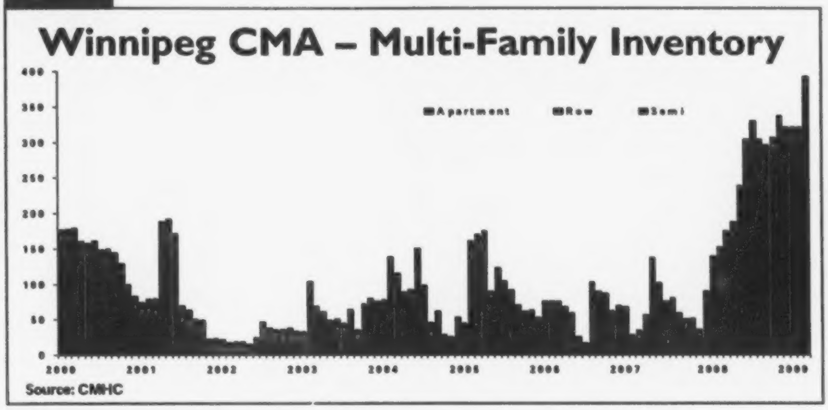
Resale Market

Sales down due to cautious buying behavior

Resale conditions have moderated after several years of strong activity. In March 2009, 869 transactions took place on the resale market, a decline of five per cent compared to the same month a year earlier. The economic and demographic fundamentals supporting housing demand remain present, however home buyers are proceeding with more caution as these supports come off their recent highs. At the end of the first quarter, nearly 2,000 units were sold, well within historical averages.

Balanced market conditions continue to be supported by strong sales relative to the number of listings available. In the first three months of the year there were an average of 1,132 new listings processed per month, up 15 per cent from the same period a year earlier. Potential home buyers in 2009 have enjoyed more selection than in the first quarter of 2008 when listings were at record lows. In March of 2009, there was less than two months of supply and 1,596 active listings. This is a substantial change from the previous year when there was less then one month-of-supply and 829 active listings.

Figure 3



As demand returns to historical norms and supply levels rise, the growth in the average price has been more indicative of balanced conditions. In the last six years the resale market experienced double digit price growth, however in the first three months of 2009, year-over-year price growth averaged five per cent. At the end of March, the year-to-date average price was $199,233, up 4.9 per cent from the first quarter of 2008.

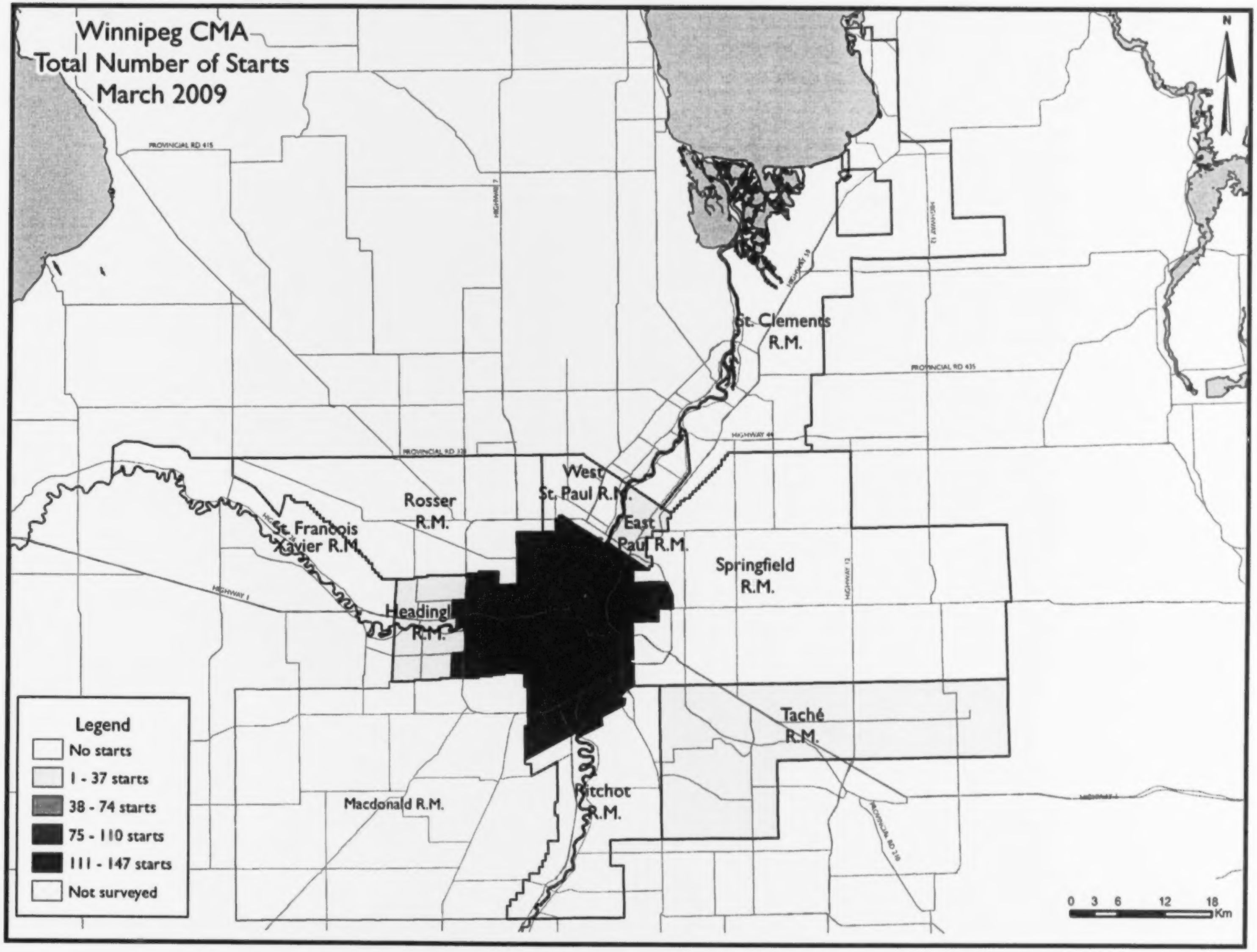
Economy

Construction sector to cushion economic slowdown

The moderation of general economic activity is becoming more evident in the Winnipeg labour market. Employment growth in Winnipeg has declined over the last several months and the unemployment rate has crept upwards. There were 400 jobs created in the first quarter of 2009, a considerable turnaround from the first quarter in 2008 where employment increased by 8,900 positions. All of the job gains in 2009 have been in full-time positions, but came at the expense of part-time ones. Although labour market conditions are flagging, Winnipeg still has one of the lowest unemployment rates in Canada at a seasonally adjusted rate of 4.9 per cent.

Unlike other sectors in the economy, the construction sector is well positioned to ride out the current economic environment. There are numerous capital projects planned for the Winnipeg area, especially in the institutional and residential sectors. Some notable projects include the Human Rights Museum, the rapid transit corridor, and the James Armstrong Richardson International Airport terminal. As a result, the construction sector has experienced several months of positive growth and will likely help cushion the effects of the economic slowdown.

Throughout 2008, the province attracted waves of new migrants, and the fourth quarter proved to be no exception. Data from the fourth quarter of 2008 indicated that there were continued strong gains from international migration. In addition, the province also posted a net gain from interprovincial migration in the fourth quarter after three consecutive quarters of losses. In the fourth quarter net migration surpassed 2,400 people. Manitoba's Provincial Nominee Program and the steady labour market continue to draw migrants to the region. 2008 recorded a net migration of over 8,500 people, slightly down from 2007.


Winnipeg CMA
Total Number of Starts
March 2009
St. Clements R.M.
West St. Paul R.M.
East Paul R.M.
Rosser R.M.
St. Francois Xavier R.M.
Headingl R.M.
Springfield R.M.
Taché R.M.
Ritchot R.M.
Macdonald R.M.
Legend
No starts
1 - 37 starts
38 - 74 starts
75 - 110 starts
111 - 147 starts
Not surveyed
0 3 6 12 18 Km
N

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Winnipeg CMA
March 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2009	89	0	0	0	0	18	0	48	155
March 2008	119	0	0	2	0	21	0	0	142
% Change	-25.2	n/a	n/a	-100.0	n/a	-14.3	n/a	n/a	9.2
Year-to-date 2009	287	6	0	1	22	18	4	48	386
Year-to-date 2008	352	4	0	6	10	102	0	62	536
% Change	-18.5	50.0	n/a	-83.3	120.0	-82.4	n/a	-22.6	-28.0
UNDER CONSTRUCTION									
March 2009	942	14	0	5	71	684	4	201	1,945
March 2008	976	10	0	15	44	715	0	885	2,645
% Change	-3.5	40.0	n/a	-66.7	61.4	-4.3	n/a	-77.3	-26.5
COMPLETIONS									
March 2009	52	4	0	0	0	0	0	101	157
March 2008	77	2	0	2	8	0	0	55	144
% Change	-32.5	100.0	n/a	-100.0	-100.0	n/a	n/a	83.6	9.0
Year-to-date 2009	185	6	0	4	38	30	0	104	367
Year-to-date 2008	205	2	0	7	8	15	0	114	351
% Change	-9.8	200.0	n/a	-42.9	**	100.0	n/a	-8.8	4.6
COMPLETED & NOT ABSORBED									
March 2009	210	5	0	10	17	131	0	240	613
March 2008	139	5	0	1	9	75	4	70	303
% Change	51.1	0.0	n/a	**	88.9	74.7	-100.0	**	102.3
ABSORBED									
March 2009	56	0	0	0	4	3	0	23	86
March 2008	90	0	0	2	5	0	0	49	146
% Change	-37.8	n/a	n/a	-100.0	-20.0	n/a	n/a	-53.1	-41.1
Year-to-date 2009	246	3	0	4	33	29	0	38	353
Year-to-date 2008	262	0	0	9	7	15	0	49	342
% Change	-6.1	n/a	n/a	-55.6	**	93.3	n/a	-22.4	3.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
March 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Winnipeg City									
March 2009	81	0	0	0	0	18	0	48	147
March 2008	95	0	0	0	0	21	0	0	116
East St. Paul R.M.									
March 2009	3	0	0	0	0	0	0	0	3
March 2008	4	0	0	0	0	0	0	0	4
Headingley R.M.									
March 2009	1	0	0	0	0	0	0	0	1
March 2008	4	0	0	2	0	0	0	0	6
MacDonald R.M.									
March 2009	0	0	0	0	0	0	0	0	0
March 2008	3	0	0	0	0	0	0	0	3
Ritchot R.M.									
March 2009	0	0	0	0	0	0	0	0	0
March 2008	0	0	0	0	0	0	0	0	0
Rosser R.M.									
March 2009	0	0	0	0	0	0	0	0	0
March 2008	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
March 2009	0	0	0	0	0	0	0	0	0
March 2008	0	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.									
March 2009	0	0	0	0	0	0	0	0	0
March 2008	0	0	0	0	0	0	0	0	0
Springfield R.M.									
March 2009	0	0	0	0	0	0	0	0	0
March 2008	3	0	0	0	0	0	0	0	3
Tache R.M.									
March 2009	4	0	0	0	0	0	0	0	4
March 2008	3	0	0	0	0	0	0	0	3
West St. Paul R.M.									
March 2009	0	0	0	0	0	0	0	0	0
March 2008	7	0	0	0	0	0	0	0	7
Winnipeg CMA									
March 2009	89	0	0	0	0	18	0	48	155
March 2008	119	0	0	2	0	21	0	0	142

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
March 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Winnipeg City									
March 2009	715	12	0	0	71	684	0	201	1,707
March 2008	683	8	0	1	44	685	0	885	2,306
East St. Paul R.M.									
March 2009	19	0	0	0	0	0	0	0	19
March 2008	26	0	0	9	0	0	0	0	35
Headingley R.M.									
March 2009	26	0	0	2	0	0	0	0	28
March 2008	29	0	0	5	0	0	0	0	34
MacDonald R.M.									
March 2009	6	0	0	0	0	0	0	0	6
March 2008	29	0	0	0	0	0	0	0	29
Ritchot R.M.									
March 2009	12	0	0	0	0	0	0	0	12
March 2008	19	0	0	0	0	0	0	0	19
Rosser R.M.									
March 2009	2	0	0	0	0	0	0	0	2
March 2008	2	0	0	0	0	0	0	0	2
St. Clements R.M.									
March 2009	32	0	0	0	0	0	0	0	32
March 2008	40	0	0	0	0	30	0	0	70
St. Francois Xavier R.M.									
March 2009	6	0	0	0	0	0	0	0	6
March 2008	6	0	0	0	0	0	0	0	6
Springfield R.M.									
March 2009	63	0	0	3	0	0	0	0	66
March 2008	56	2	0	0	0	0	0	0	58
Tache R.M.									
March 2009	42	2	0	0	0	0	4	0	48
March 2008	38	0	0	0	0	0	0	0	38
West St. Paul R.M.									
March 2009	19	0	0	0	0	0	0	0	19
March 2008	48	0	0	0	0	0	0	0	48
Winnipeg CMA									
March 2009	942	14	0	5	71	684	4	201	1,945
March 2008	976	10	0	15	44	715	0	885	2,645

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket March 2009									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Winnipeg City									
March 2009	31	4	0	0	0	0	0	101	136
March 2008	63	2	0	0	8	0	0	55	128
East St. Paul R.M.									
March 2009	0	0	0	0	0	0	0	0	0
March 2008	1	0	0	1	0	0	0	0	2
Headingley R.M.									
March 2009	1	0	0	0	0	0	0	0	1
March 2008	4	0	0	1	0	0	0	0	5
Macdonald R.M.									
March 2009	3	0	0	0	0	0	0	0	3
March 2008	4	0	0	0	0	0	0	0	4
Ritchot R.M.									
March 2009	2	0	0	0	0	0	0	0	2
March 2008	0	0	0	0	0	0	0	0	0
Rosser R.M.									
March 2009	0	0	0	0	0	0	0	0	0
March 2008	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
March 2009	7	0	0	0	0	0	0	0	7
March 2008	2	0	0	0	0	0	0	0	2
St. Francois Xavier R.M.									
March 2009	0	0	0	0	0	0	0	0	0
March 2008	0	0	0	0	0	0	0	0	0
Springfield R.M.									
March 2009	2	0	0	0	0	0	0	0	2
March 2008	2	0	0	0	0	0	0	0	2
Tache R.M.									
March 2009	4	0	0	0	0	0	0	0	4
March 2008	1	0	0	0	0	0	0	0	1
West St. Paul R.M.									
March 2009	2	0	0	0	0	0	0	0	2
March 2008	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
March 2009	52	4	0	0	0	0	0	101	157
March 2008	77	2	0	2	8	0	0	55	144

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket March 2009									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Winnipeg City									
March 2009	158	4	0	0	16	122	0	240	540
March 2008	114	5	0	0	8	73	0	70	270
East St. Paul R.M.									
March 2009	10	0	0	8	0	0	0	0	18
March 2008	5	0	0	1	0	0	0	0	6
Headingley R.M.									
March 2009	4	0	0	1	0	0	0	0	5
March 2008	3	0	0	0	0	0	0	0	3
MacDonald R.M.									
March 2009	11	0	0	0	0	0	0	0	11
March 2008	3	0	0	0	0	0	4	0	7
Ritchot R.M.									
March 2009	8	1	0	0	0	0	0	0	9
March 2008	2	0	0	0	0	0	0	0	2
Rosser R.M.									
March 2009	0	0	0	0	0	0	0	0	0
March 2008	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
March 2009	3	0	0	0	0	9	0	0	12
March 2008	1	0	0	0	0	2	0	0	3
St. Francois Xavier R.M.									
March 2009	0	0	0	0	0	0	0	0	0
March 2008	0	0	0	0	0	0	0	0	0
Springfield R.M.									
March 2009	6	0	0	1	0	0	0	0	7
March 2008	3	0	0	0	0	0	0	0	3
Tache R.M.									
March 2009	6	0	0	0	1	0	0	0	7
March 2008	1	0	0	0	1	0	0	0	2
West St. Paul R.M.									
March 2009	4	0	0	0	0	0	0	0	4
March 2008	7	0	0	0	0	0	0	0	7
Winnipeg CMA									
March 2009	210	5	0	10	17	131	0	240	613
March 2008	139	5	0	1	9	75	4	70	303

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket March 2009									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Winnipeg City									
March 2009	33	0	0	0	4	3	0	23	63
March 2008	72	0	0	0	5	0	0	49	126
East St. Paul R.M.									
March 2009	1	0	0	0	0	0	0	0	1
March 2008	3	0	0	0	0	0	0	0	3
Headingley R.M.									
March 2009	2	0	0	0	0	0	0	0	2
March 2008	6	0	0	2	0	0	0	0	8
MacDonald R.M.									
March 2009	4	0	0	0	0	0	0	0	4
March 2008	2	0	0	0	0	0	0	0	2
Ritchot R.M.									
March 2009	0	0	0	0	0	0	0	0	0
March 2008	0	0	0	0	0	0	0	0	0
Rosser R.M.									
March 2009	0	0	0	0	0	0	0	0	0
March 2008	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
March 2009	6	0	0	0	0	0	0	0	6
March 2008	2	0	0	0	0	0	0	0	2
St. Francois Xavier R.M.									
March 2009	0	0	0	0	0	0	0	0	0
March 2008	0	0	0	0	0	0	0	0	0
Springfield R.M.									
March 2009	4	0	0	0	0	0	0	0	4
March 2008	2	0	0	0	0	0	0	0	2
Tache R.M.									
March 2009	3	0	0	0	0	0	0	0	3
March 2008	3	0	0	0	0	0	0	0	3
West St. Paul R.M.									
March 2009	3	0	0	0	0	0	0	0	3
March 2008	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
March 2009	56	0	0	0	4	3	0	23	86
March 2008	90	0	0	2	5	0	0	49	146

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 2: Starts by Submarket and by Dwelling Type March 2009												
Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008	% Change
Winnipeg City	81	95	0	0	0	0	66	21	147	116	26.7
East St. Paul R.M.	3	4	0	0	0	0	0	0	3	4	-25.0
Headingley R.M.	1	6	0	0	0	0	0	0	1	6	-83.3
MacDonald R.M.	0	3	0	0	0	0	0	0	0	3	-100.0
Ritchot R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	0	3	0	0	0	0	0	0	0	3	-100.0
Tache R.M.	4	3	0	0	0	0	0	0	4	3	33.3
West St. Paul R.M.	0	7	0	0	0	0	0	0	0	7	-100.0
Winnipeg CMA	89	121	0	0	0	0	66	21	155	142	9.2

Table 2.1: Starts by Submarket and by Dwelling Type January - March 2009											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Winnipeg City	247	265	6	4	22	10	66	164	341	443	-23.0
East St. Paul R.M.	4	14	0	0	0	0	0	0	4	14	-71.4
Headingley R.M.	6	14	0	0	0	0	0	0	6	14	-57.1
MacDonald R.M.	3	18	0	0	0	0	0	0	3	18	-83.3
Ritchot R.M.	2	0	0	0	0	0	0	0	2	0	n/a
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	4	5	0	0	0	0	0	0	4	5	-20.0
St. Francois Xavier R.M.	1	0	0	0	0	0	0	0	1	0	n/a
Springfield R.M.	7	18	0	0	0	0	0	0	7	18	-61.1
Tache R.M.	12	11	0	0	4	0	0	0	16	11	45.5
West St. Paul R.M.	2	13	0	0	0	0	0	0	2	13	-84.6
Winnipeg CMA	288	358	6	4	26	10	66	164	386	536	-28.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market March 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008
Winnipeg City	0	0	0	0	18	21	48	0
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	0	0	0	0	18	21	48	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - March 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Winnipeg City	22	10	0	0	18	102	48	62
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	4	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	22	10	4	0	18	102	48	62

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market March 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008
Winnipeg City	81	95	18	21	48	0	147	116
East St. Paul R.M.	3	4	0	0	0	0	3	4
Headingley R.M.	1	4	0	2	0	0	1	6
MacDonald R.M.	0	3	0	0	0	0	0	3
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	3	0	0	0	0	0	3
Tache R.M.	4	3	0	0	0	0	4	3
West St. Paul R.M.	0	7	0	0	0	0	0	7
Winnipeg CMA	89	119	18	23	48	0	155	142

Table 2.5: Starts by Submarket and by Intended Market January - March 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Winnipeg City	253	269	40	112	48	62	341	443
East St. Paul R.M.	4	10	0	4	0	0	4	14
Headingley R.M.	6	12	0	2	0	0	6	14
MacDonald R.M.	3	18	0	0	0	0	3	18
Ritchot R.M.	2	0	0	0	0	0	2	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	4	5	0	0	0	0	4	5
St. Francois Xavier R.M.	1	0	0	0	0	0	1	0
Springfield R.M.	6	18	1	0	0	0	7	18
Tache R.M.	12	11	0	0	4	0	16	11
West St. Paul R.M.	2	13	0	0	0	0	2	13
Winnipeg CMA	293	356	41	118	52	62	386	536

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type March 2009											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008	% Change
Winnipeg City	31	63	4	2	0	8	101	55	136	128	6.3
East St. Paul R.M.	0	2	0	0	0	0	0	0	0	2	-100.0
Headingley R.M.	1	5	0	0	0	0	0	0	1	5	-80.0
MacDonald R.M.	3	4	0	0	0	0	0	0	3	4	-25.0
Ritchot R.M.	2	0	0	0	0	0	0	0	2	0	n/a
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	7	2	0	0	0	0	0	0	7	2	**
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	2	2	0	0	0	0	0	0	2	2	0.0
Tache R.M.	4	1	0	0	0	0	0	0	4	1	**
West St. Paul R.M.	2	0	0	0	0	0	0	0	2	0	n/a
Winnipeg CMA	52	79	4	2	0	8	101	55	157	144	9.0

Table 3.1: Completions by Submarket and by Dwelling Type January - March 2009											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Winnipeg City	113	144	8	2	36	8	104	129	261	283	-7.8
East St. Paul R.M.	3	6	0	0	0	0	0	0	3	6	-50.0
Headingley R.M.	6	11	0	0	0	0	0	0	6	11	-45.5
MacDonald R.M.	11	12	0	0	0	0	0	0	11	12	-8.3
Ritchot R.M.	12	1	0	0	0	0	0	0	12	1	**
Rosser R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
St. Clements R.M.	17	12	0	0	0	0	30	0	47	12	**
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	7	13	0	0	0	0	0	0	7	13	-46.2
Tache R.M.	14	9	0	0	0	0	0	0	14	9	55.6
West St. Paul R.M.	6	3	0	0	0	0	0	0	6	3	100.0
Winnipeg CMA	189	212	8	2	36	8	134	129	367	351	4.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
March 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008
Winnipeg City	0	8	0	0	0	0	101	55
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	0	8	0	0	0	0	101	55

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Winnipeg City	36	8	0	0	0	15	104	114
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	30	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	36	8	0	0	30	15	104	114

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market March 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008
Winnipeg City	35	65	0	8	101	55	136	128
East St. Paul R.M.	0	1	0	1	0	0	0	2
Headingley R.M.	1	4	0	1	0	0	1	5
MacDonald R.M.	3	4	0	0	0	0	3	4
Ritchot R.M.	2	0	0	0	0	0	2	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	7	2	0	0	0	0	7	2
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	2	2	0	0	0	0	2	2
Tache R.M.	4	1	0	0	0	0	4	1
West St. Paul R.M.	2	0	0	0	0	0	2	0
Winnipeg CMA	56	79	0	10	101	55	157	144

Table 3.5: Completions by Submarket and by Intended Market January - March 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Winnipeg City	118	141	39	28	104	114	261	283
East St. Paul R.M.	3	5	0	1	0	0	3	6
Headingley R.M.	3	10	3	1	0	0	6	11
MacDonald R.M.	11	12	0	0	0	0	11	12
Ritchot R.M.	12	1	0	0	0	0	12	1
Rosser R.M.	0	1	0	0	0	0	0	1
St. Clements R.M.	17	12	30	0	0	0	47	12
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	7	13	0	0	0	0	7	13
Tache R.M.	14	9	0	0	0	0	14	9
West St. Paul R.M.	6	3	0	0	0	0	6	3
Winnipeg CMA	191	207	72	30	104	114	367	351

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $224,999		$225,000 - $274,999		$275,000 - $324,999		$325,000 - $374,999		$375,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
March 2009	2	6.1	4	12.1	6	18.2	10	30.3	11	33.3	33	344,469	369,519
March 2008	7	9.7	16	22.2	23	31.9	18	25.0	8	11.1	72	295,000	311,988
Year-to-date 2009	14	8.8	20	12.6	37	23.3	38	23.9	50	31.4	159	337,688	353,777
Year-to-date 2008	20	10.6	44	23.4	58	30.9	35	18.6	31	16.5	188	300,248	321,974
East St. Paul R.M.													
March 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
March 2008	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2009	0	0.0	0	0.0	1	10.0	2	20.0	7	70.0	10	436,433	556,418
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
Headingley R.M.													
March 2009	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
March 2008	0	0.0	0	0.0	2	25.0	1	12.5	5	62.5	8	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	4	44.4	5	55.6	9	--	--
Year-to-date 2008	0	0.0	1	6.7	2	13.3	4	26.7	8	53.3	15	379,000	449,305
MacDonald R.M.													
March 2009	0	0.0	0	0.0	1	25.0	1	25.0	2	50.0	4	--	--
March 2008	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
Year-to-date 2009	1	9.1	2	18.2	3	27.3	3	27.3	2	18.2	11	300,200	342,836
Year-to-date 2008	1	10.0	5	50.0	1	10.0	2	20.0	1	10.0	10	263,800	318,954
Ritchot R.M.													
March 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	3	30.0	3	30.0	1	10.0	3	30.0	10	299,450	318,375
Year-to-date 2008	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Rosser R.M.													
March 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
St. Clements R.M.													
March 2009	0	0.0	2	33.3	2	33.3	0	0.0	2	33.3	6	--	--
March 2008	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2009	3	16.7	2	11.1	5	27.8	3	16.7	5	27.8	18	299,500	324,361
Year-to-date 2008	6	42.9	1	7.1	3	21.4	0	0.0	4	28.6	14	282,000	282,571
St. Francois Xavier R.M.													
March 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $224,999		$225,000 - $274,999		$275,000 - $324,999		$325,000 - $374,999		$375,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
March 2009	1	25.0	1	25.0	1	25.0	0	0.0	1	25.0	4	--	--
March 2008	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
Year-to-date 2009	1	10.0	2	20.0	3	30.0	0	0.0	4	40.0	10	290,310	356,082
Year-to-date 2008	1	6.3	3	18.8	4	25.0	5	31.3	3	18.8	16	314,795	335,257
Tache R.M.													
March 2009	0	0.0	1	33.3	1	33.3	1	33.3	0	0.0	3	--	--
March 2008	0	0.0	2	66.7	1	33.3	0	0.0	0	0.0	3	--	--
Year-to-date 2009	2	15.4	3	23.1	5	38.5	2	15.4	1	7.7	13	293,040	298,344
Year-to-date 2008	2	20.0	5	50.0	2	20.0	1	10.0	0	0.0	10	260,413	268,168
West St. Paul R.M.													
March 2009	1	33.3	1	33.3	0	0.0	1	33.3	0	0.0	3	--	--
March 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	1	10.0	1	10.0	2	20.0	3	30.0	3	30.0	10	325,000	352,290
Year-to-date 2008	2	28.6	1	14.3	0	0.0	1	14.3	3	42.9	7	--	--
Winnipeg CMA													
March 2009	4	7.1	9	16.1	11	19.6	14	25.0	18	32.1	56	333,740	371,711
March 2008	7	7.6	19	20.7	27	29.3	21	22.8	18	19.6	92	307,355	334,999
Year-to-date 2009	22	8.8	33	13.2	59	23.6	56	22.4	80	32.0	250	332,691	361,353
Year-to-date 2008	34	12.5	60	22.1	71	26.2	48	17.7	58	21.4	271	300,500	333,230

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
March 2009

Submarket	March 2009	March 2008	% Change	YTD 2009	YTD 2008	% Change
Winnipeg City	369,519	311,988	18.4	353,777	321,974	9.9
East St. Paul R.M.	--	--	n/a	556,418	--	n/a
Headingley R.M.	--	--	n/a	--	449,305	n/a
MacDonald R.M.	--	--	n/a	342,836	318,954	7.5
Ritchot R.M.	--	--	n/a	318,375	--	n/a
Rosser R.M.	--	--	n/a	--	--	n/a
St. Clements R.M.	--	--	n/a	324,361	282,571	14.8
St. Francois Xavier R.M.	--	--	n/a	--	--	n/a
Springfield R.M.	--	--	n/a	356,082	335,257	6.2
Tache R.M.	--	--	n/a	298,344	268,168	11.3
West St. Paul R.M.	--	--	n/a	352,290	--	n/a
Winnipeg CMA	371,711	334,999	11.0	361,353	333,230	8.4

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Winnipeg
March 2009

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2008	January	520	0.6	987	797	1,209	81.6	174,902	15.6	186,511
	February	714	-2.9	954	899	1,204	79.2	183,665	11.5	193,488
	March	918	-15.0	987	1,300	1,245	79.3	203,504	28.1	201,690
	April	1,247	7.9	1,048	1,624	1,299	80.7	209,832	19.9	201,227
	May	1,474	-5.7	1,033	1,907	1,325	78.0	210,901	14.2	202,701
	June	1,484	1.0	1,033	1,961	1,343	76.9	206,326	11.3	197,569
	July	1,344	12.8	1,081	1,672	1,409	76.7	195,965	12.0	198,193
	August	1,100	-6.6	1,011	1,446	1,323	76.4	190,978	12.6	201,294
	September	1,028	2.7	977	1,627	1,374	71.1	191,179	11.2	197,420
	October	933	-17.5	945	1,459	1,446	65.4	190,374	6.5	194,964
	November	620	-24.5	875	892	1,460	59.9	182,286	1.8	202,796
	December	472	-0.8	923	466	1,413	65.3	182,813	6.0	184,287
2009	January	501	-3.7	984	956	1,483	66.4	183,873	5.1	202,399
	February	621	-13.0	907	1,048	1,454	62.4	194,588	5.9	202,662
	March	869	-5.3	916	1,393	1,395	65.7	211,409	3.9	204,860
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2008	2,152	-7.7		2,996			190,010	19.5	
	Q1 2009	1,991	-7.5		3,397			199,233	4.9	
	YTD 2008	2,152	-7.7		2,996			190,010	19.5	
	YTD 2009	1,991	-7.5		3,397			199,233	4.9	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators March 2009											
		Interest Rates			NHPI, Total, Winnipeg CMA 1997=100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2008	January	725	7.35	7.39	172.5	110.7	395	4.4	71.3	701
	February	718	7.25	7.29	172.6	111.1	395	4.3	71.1	708
	March	712	7.15	7.19	174.3	111.7	396	4.1	71.1	714
	April	700	6.95	6.99	174.5	112.6	398	4.2	71.4	715
	May	679	6.15	6.65	177.7	113.4	398	4.2	71.4	714
	June	710	6.95	7.15	179.6	114.2	399	4.2	71.3	715
	July	710	6.95	7.15	179.9	114.8	396	4.3	70.9	718
	August	691	6.65	6.85	180.2	114.9	396	4.3	70.7	722
	September	691	6.65	6.85	180.8	115.0	394	4.5	70.5	721
	October	713	6.35	7.20	181.4	114.2	393	4.6	70.3	720
	November	713	6.35	7.20	181.4	113.6	394	4.6	70.4	714
	December	685	5.60	6.75	181.4	112.9	395	4.5	70.5	714
2009	January	627	5.00	5.79	181.4	112.3	397	4.5	70.7	719
	February	627	5.00	5.79	181.4	113.0	397	4.7	70.9	724
	March	613	4.50	5.55		112.9	397	4.9	70.8	735
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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